

"EXHIBIT NO. 2"

THIS DEED, made this 6th day of July, 1960, by me, Mary M. O'Connor, unmarried, adult resident of the City of Washington, District of Columbia,

WITNESSETH: WHEREAS, the real estate hereinafter described and conveyed was acquired by Thomas O'Connor and Anna M. O'Connor, as "joint tenants in common" by deed from Agnes Fogle, et. vir., dated March 10, 1910, and recorded in Liber H.W.B. No. 292, folio 265, one of the Land Records of the County aforesaid;

AND WHEREAS, the said Anna M. O'Connor died intestate on or about the 5th day of October, 1912, survived by her husband, the said Thomas O'Connor, and the following children, to-wit: a daughter, Mary M. O'Connor, unmarried; a son, John F. O'Connor, whose wife's name is Patricia O'Connor; a daughter, Beulah M. DeWees, widow; and a son, James L. O'Connor, unmarried;

AND WHEREAS, the said Thomas O'Connor departed this life on or about the 16th day of May, 1940, testate, and by his Last Will and Testament dated March 27, 1929, and recorded in Liber R.L.L. No. 1, folio 5, one of the Will Records of Frederick County, Maryland, devised "unto my son, James L. O'Connor, all the real estate of which I may die seized and possessed to be his absolutely";

AND WHEREAS, some doubt has arisen concerning the completeness of the title purported to be held by the said James L. O'Connor in and to the hereinafter described real estate by reason of the manner in which the said property was originally conveyed to the said Thomas O'Connor and Anna M. O'Connor, his wife, by deed dated and recorded as aforesaid.

AND WHEREAS, in order to resolve all doubt concerning the title to said real estate as hereinbefore set forth, the Grantor herein has agreed to execute these presents for the purpose of vesting in the said James L. O'Connor, a full, complete and indefeasible title thereto, and to that end these presents are executed,

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, at and before the delivery of these presents, I, the said Mary M. O'Connor, unmarried, do hereby grant and convey in fee simple unto James L. O'Connor all that lot or parcel of land situate, lying and being about one mile northeast of Thurmont, on the eastern side of the State Road leading from